

OFFICE SPACE FOR LEASE

\$24 NNN 1,246 SF

5801 Virginia Pkwy

McKinney, Texas 75071




APPIAN
COMMERCIAL REALTY

Preston Taylor


 (972)562-9988 Opt. 3

 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR

 (972)562-9988 Opt. 2

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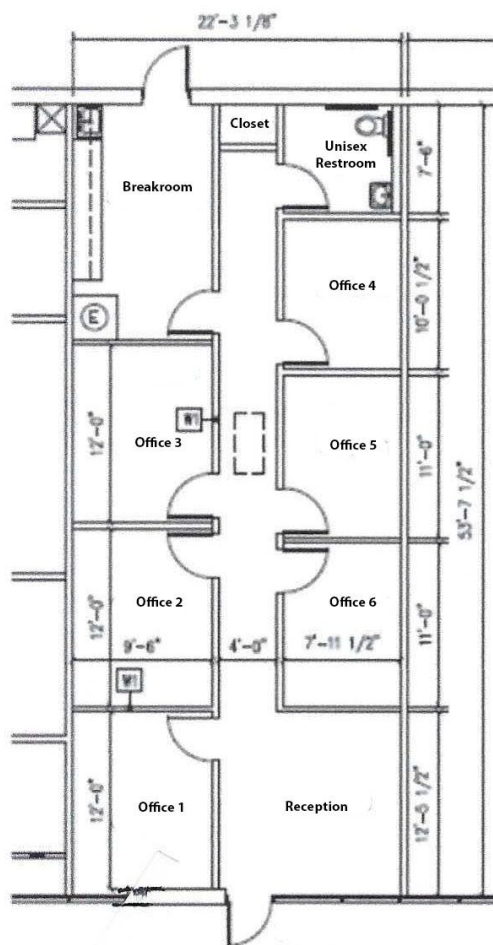
 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

OFFICE SPACE FOR LEASE

Office Space
5801 Virginia Pkwy
McKinney, TX 75071

FLOOR PLAN

Suite 202 1,246 SF



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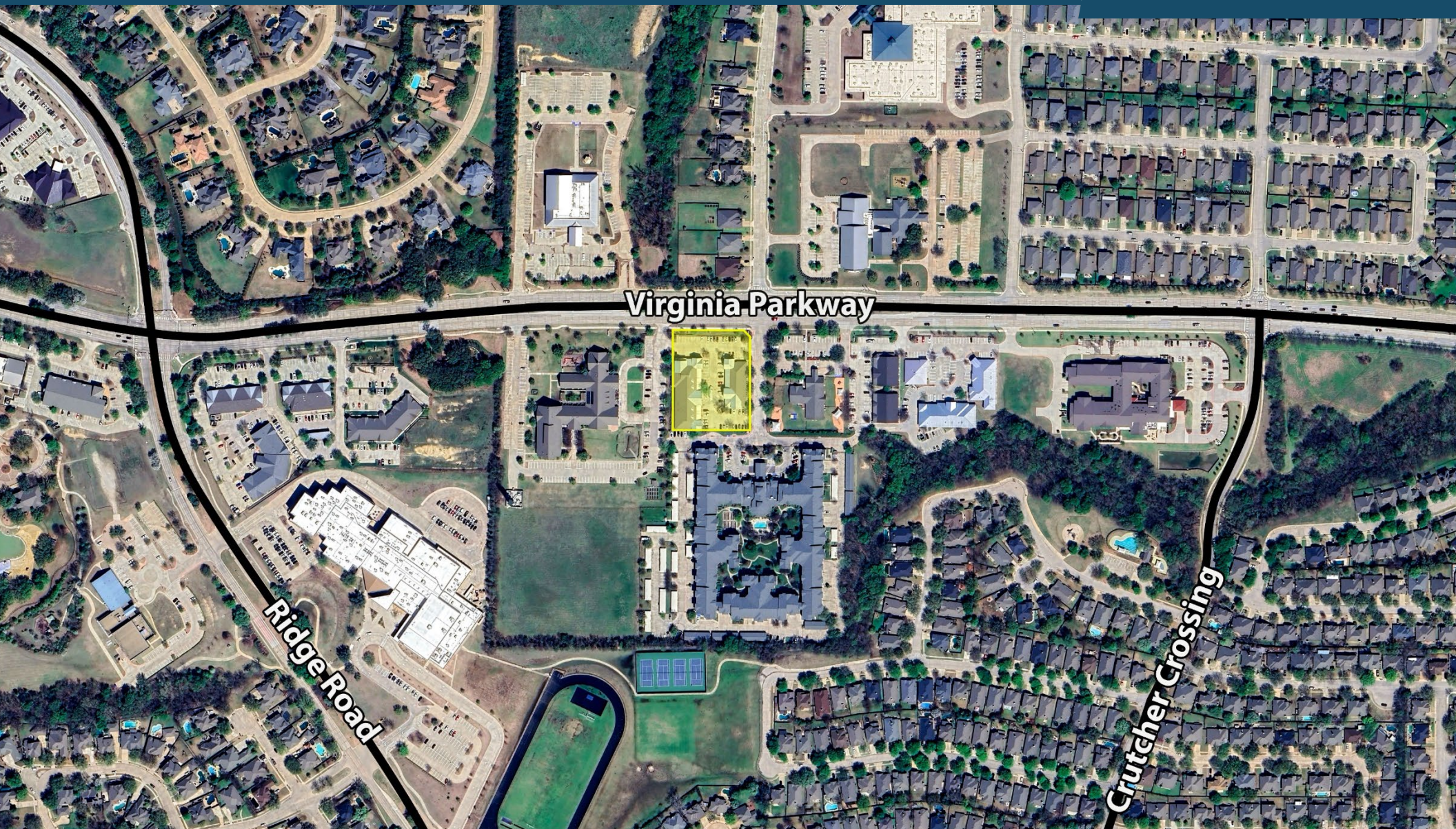
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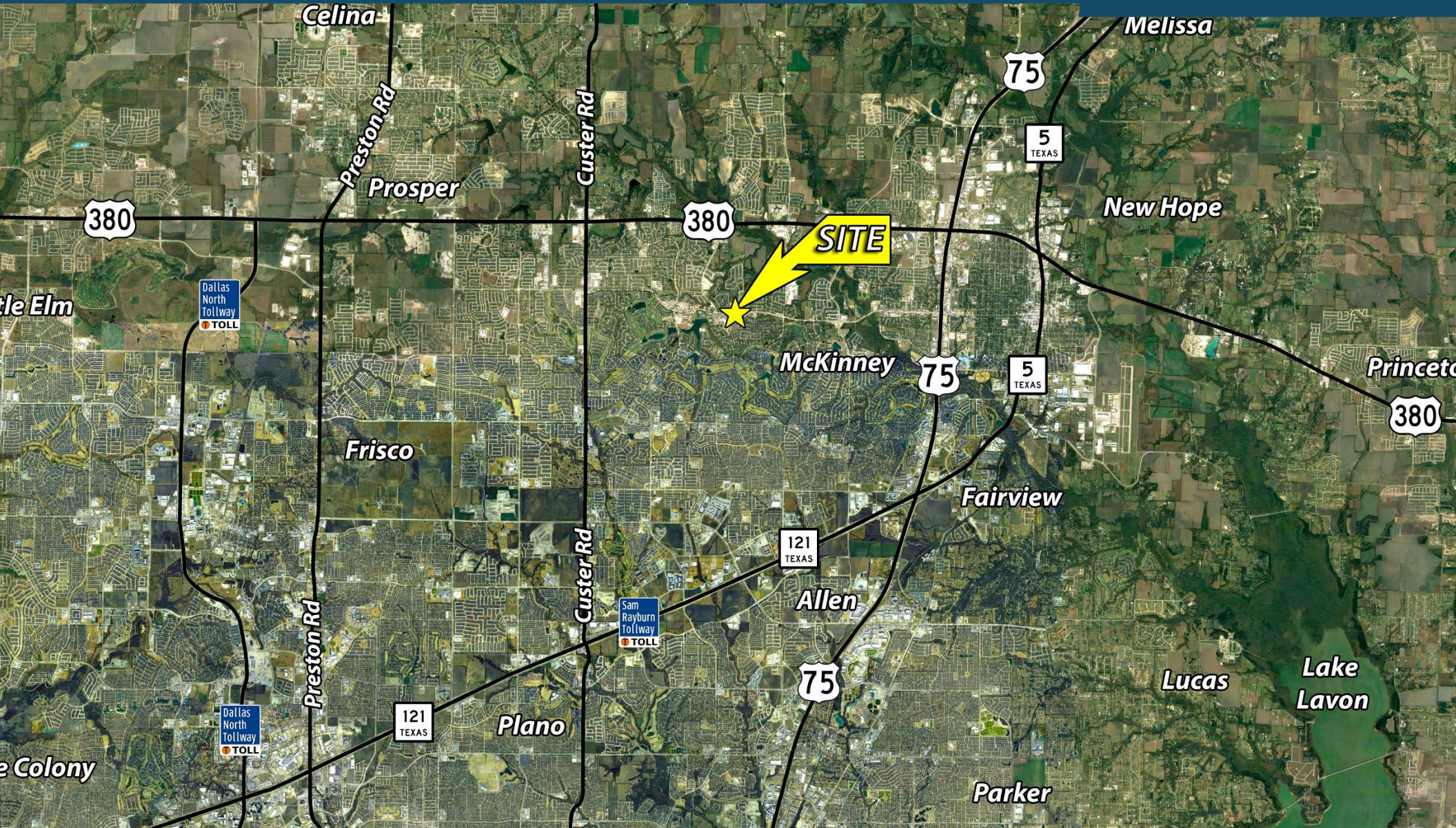
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Suite 202



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PROPERTY DETAILS

- **Price:** \$24 NNN
- **Property Type:** Office/Medical
- **Available SF:** 1,246 SF
- **Suites:** 202
- **Address:** 5801 Virginia Pkwy
- **City:** McKinney

- **County:** Collin
- **Building Size:** 21,349 SF
- **Date Available:** Immediate
- **Cross Street:** Virginia Pkwy & Ridge Road
- **Property Status:** Existing


PROPERTY INFORMATION

5801 Virginia Pkwy is located at the southeast quadrant of the Virginia Parkway and Ridge Rd intersection in the heart of McKinney, TX. This office space offers easy access to major thoroughfares in a high-traffic area. McKinney has been recognized as one of the fastest-growing cities in the U.S. with a population estimated at 206,000 with an average household income of \$134,813. McKinney features several master-planned communities including Stonebridge Ranch, Eldorado, Craig Ranch, and Painted Tree which continue to fuel McKinney's strong growth and demographics. You are just a short walk away from the development of Adriatica which encompasses 45 acres along the SEC of Virginia Pkwy. and Stonebridge Dr. This unique village currently encompasses Starbucks, Starwood Café, The UPS Store, Karadise Boutique, Zen Zen Wine & Bistro, Cavalli's Pizza, Independent Bank, The Guitar Sanctuary and The Sanctuary.



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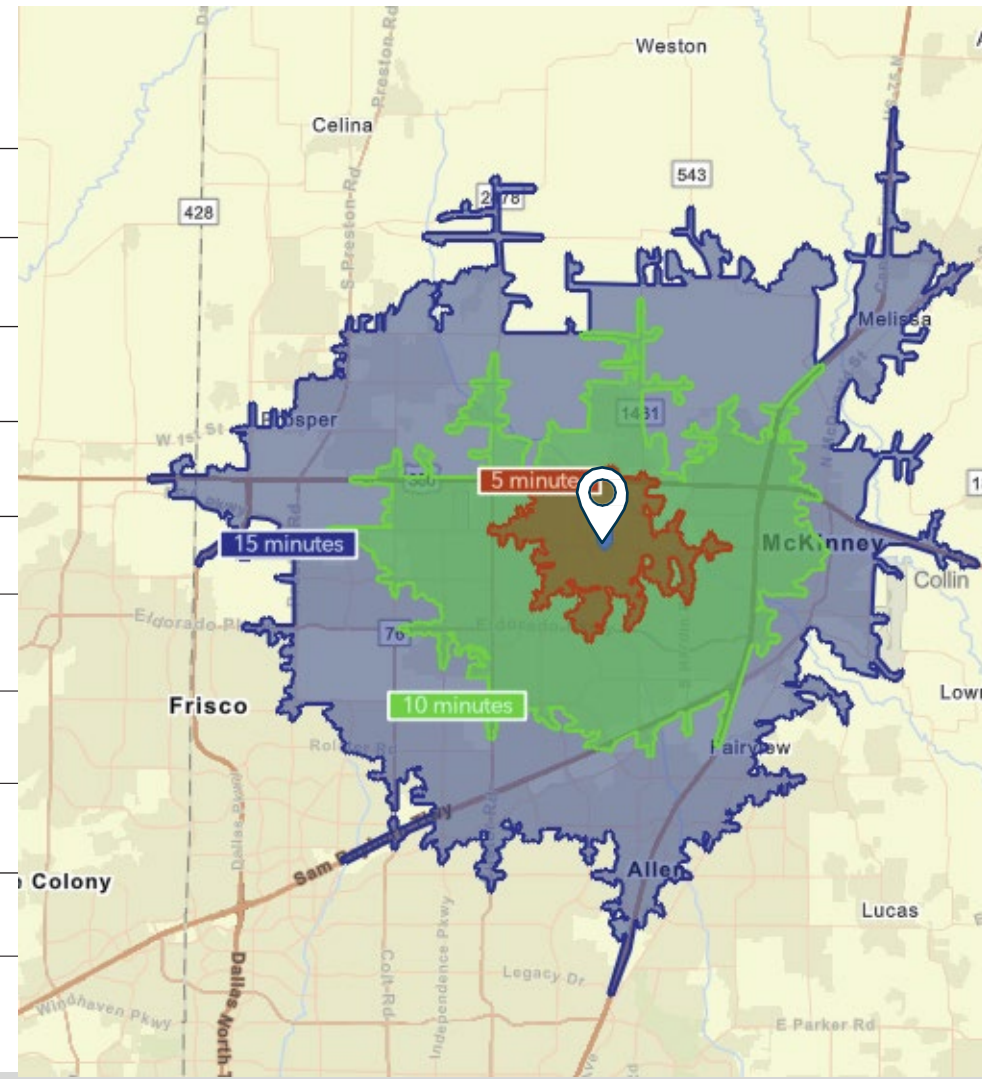
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DEMOGRAPHICS

| 2023 Demographic Summary | 5 Minutes | 10 Minutes | 15 Minutes |
|-------------------------------|-----------|------------|------------|
| Population | 27,370 | 182,765 | 364,015 |
| Households | 9,353 | 62,881 | 122,794 |
| Families | 7,525 | 47,151 | 92,468 |
| Average Household Size | 2.91 | 2.90 | 2.95 |
| Owner Occupied Housing Units | 7,021 | 41,400 | 82,863 |
| Renter Occupied Housing Units | 2,332 | 21,481 | 39,931 |
| Median Age | 36.7 | 34.7 | 35.0 |
| Median Household Income | \$141,627 | \$113,983 | \$121,511 |
| Average Household Income | \$174,805 | \$150,741 | \$162,594 |



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DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, McKinney, Texas, 75071

Drive time of 5 minutes

KEY FACTS

27,370

Population



9,353

Households

36.7

Median Age

\$112,190

Median Disposable Income

EDUCATION

1%

No High School Diploma



10%

High School Graduate



23%

Some College



66%

Bachelor's/Grad/Prof Degree

INCOME



\$141,627

Median Household Income



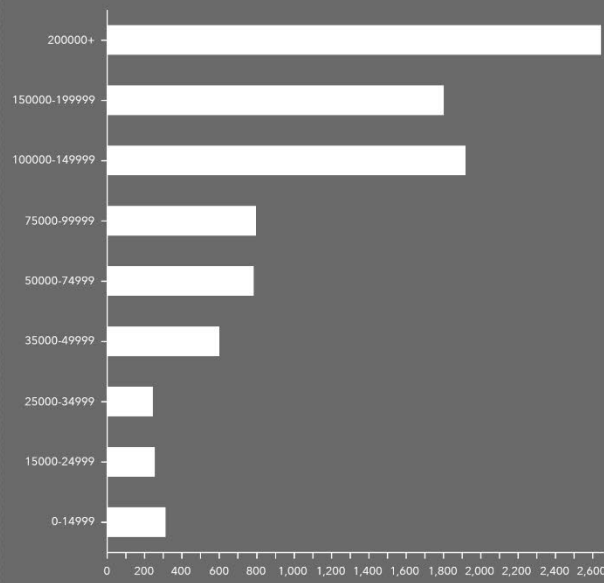
\$59,405

Per Capita Income

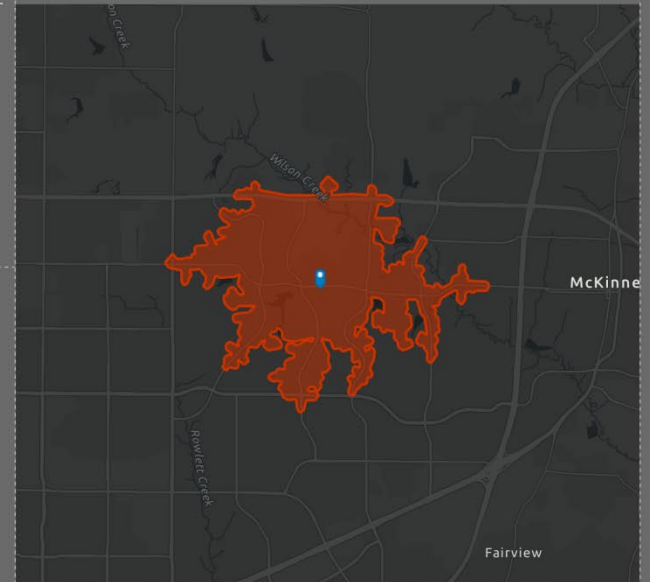


\$476,867

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



82%

White Collar



9%

Blue Collar



11%

Services

3.4%

Unemployment Rate

DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, Mckinney, Texas, 75071

Drive time of 10 minutes

KEY FACTS

182,765

Population



62,881

Households

34.7

Median Age

\$97,689

Median Disposable Income

EDUCATION

4%

No High School Diploma



13%

High School Graduate



24%

Some College



59%

Bachelor's/Grad/Prof Degree

INCOME



\$113,983

Median Household Income



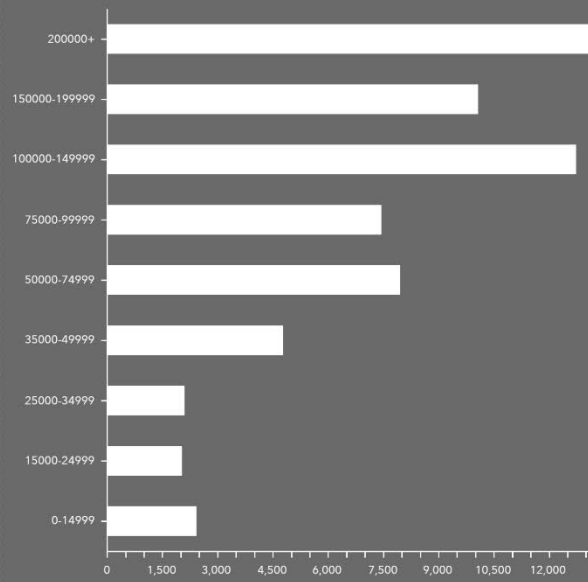
\$51,966

Per Capita Income

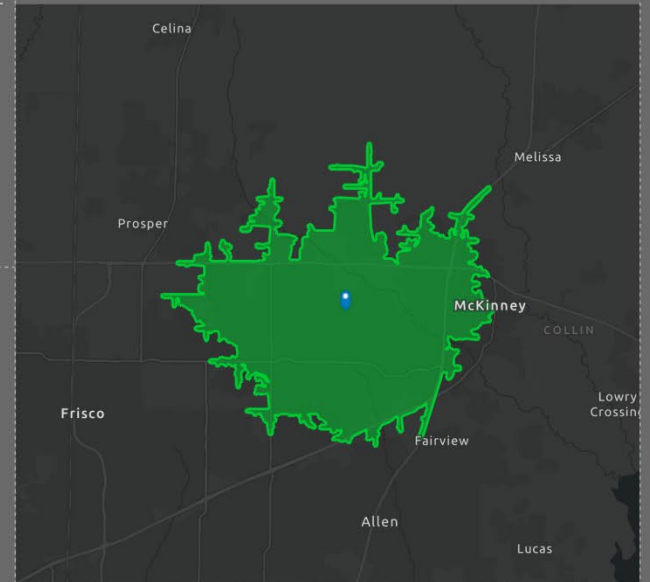


\$260,330

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



81%

White Collar



10%

Blue Collar



11%

Services

3.2%

Unemployment Rate

DEMOGRAPHIC SUMMARY

5801 Virginia Pkwy, Mckinney, Texas, 75071
 Drive time of 15 minutes

KEY FACTS

364,015

Population



122,794

Households

35.0

Median Age

\$102,871

Median Disposable Income

EDUCATION

4%

No High School Diploma



12%

High School Graduate



22%

Some College



61%

Bachelor's/Grad/Prof Degree

INCOME



\$121,511

Median Household Income



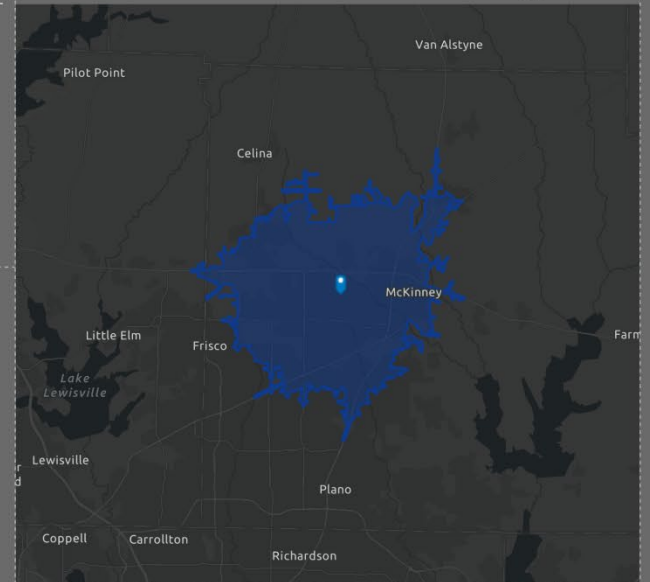
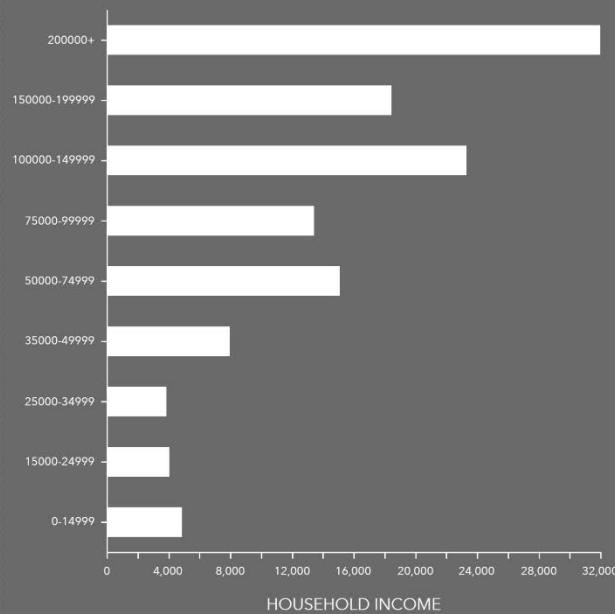
\$54,985

Per Capita Income



\$308,839

Median Net Worth



EMPLOYMENT



80%

White Collar



11%

Blue Collar



11%

Services

3.1%

Unemployment Rate



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|----------------------------|------------------------------|----------------------|
| Appian Commercial Realty LLC | 579746 | appiancommercial@gmail.com | 972-562-9988 |
| <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Ray Eckenrode | 506389 | ray@appiancommercial.com | 972-562-9988 |
| <small>Designated Broker of Firm</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| | | | |
| <small>Licensed Supervisor of Sales Agent/ Associate</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Preston Taylor | 734185 | preston@appiancommercial.com | 972-832-7099 |
| <small>Sales Agent/Associate's Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0